

3-1-C

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS
QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 17, UNITED STATES MILITARY LANDS

PT. RESERVE "B"
VIRGINIA TERRACE
P.B. 49, PG 91

PID: 520-168898
MPL HOLDINGS, LLC
I.N. 201906140071107
11.231 ACRES
10.993 ACRES (MEASURED)

0.002 AC
ROW PARCEL

$\Delta = 6^{\circ}32'17''$
 $R = 395.30'$
 $L = 45.11'$
 $C = 45.08'$
CBRG = $N28^{\circ}28'35''W$

$\Delta = 3^{\circ}24'39''$
 $R = 540.00'$
 $L = 32.15'$
 $C = 32.14'$
CBRG = $S33^{\circ}42'34''E$

POINT OF BEGINNING

POINT OF REFERENCE
SE corner,
Reserve "B"

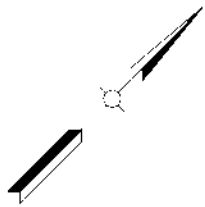
WENDLER BLVD.
60' WIDE
P.B. 49, PG 91

$S52^{\circ}27'25''W$
(Basis for Bearings)

$\Delta = 39^{\circ}08'54''$
 $R = 20.00'$
 $L = 13.67'$
 $C = 13.40'$
CBRG = $S15^{\circ}50'26''E$

$\Delta = 48^{\circ}43'24''$
 $R = 20.00'$
 $L = 17.01'$
 $C = 16.50'$
CBRG = $N28^{\circ}05'43''E$

0 15' 30'
SCALE: 1"=30'



● I.P.S. $\frac{3}{8}$ " dia. x 30" long rebar with cap inscribed "ASI PS 8438"

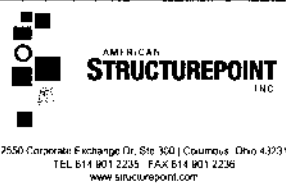
BASIS FOR BEARINGS

Bearings described hereon are based on South 52 degrees 27 minutes 25 seconds West for the centerline of Wendler Boulevard, as measured from Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey an NGS OPUS solution.

This exhibit is based on an actual field survey of the premises performed under my direction and is true and correct to the best of my knowledge and belief.

American Structurepoint, Inc.

Brian P. Bingham 8/16/2019
Brian P. Bingham Date
Registered Professional Surveyor No. 8438



0.002 ACRE RIGHT-OF-WAY PARCEL EXHIBIT
FOR
WENDLER COMMONS
COLUMBUS, FRANKLIN COUNTY, OHIO

DATE:	07/24/2019
DRAWN BY:	BPB
CHECKED BY:	BPB
JOB NUMBER:	2017.02204

1 of 1

